

**DRAFT MITIGATED NEGATIVE DECLARATION**  
**JEWEL RIDGE ESTATES/VESTING TENTATIVE TRACT NO. 54081**  
**DIAMOND BAR, CALIFORNIA**  
**July 2006**

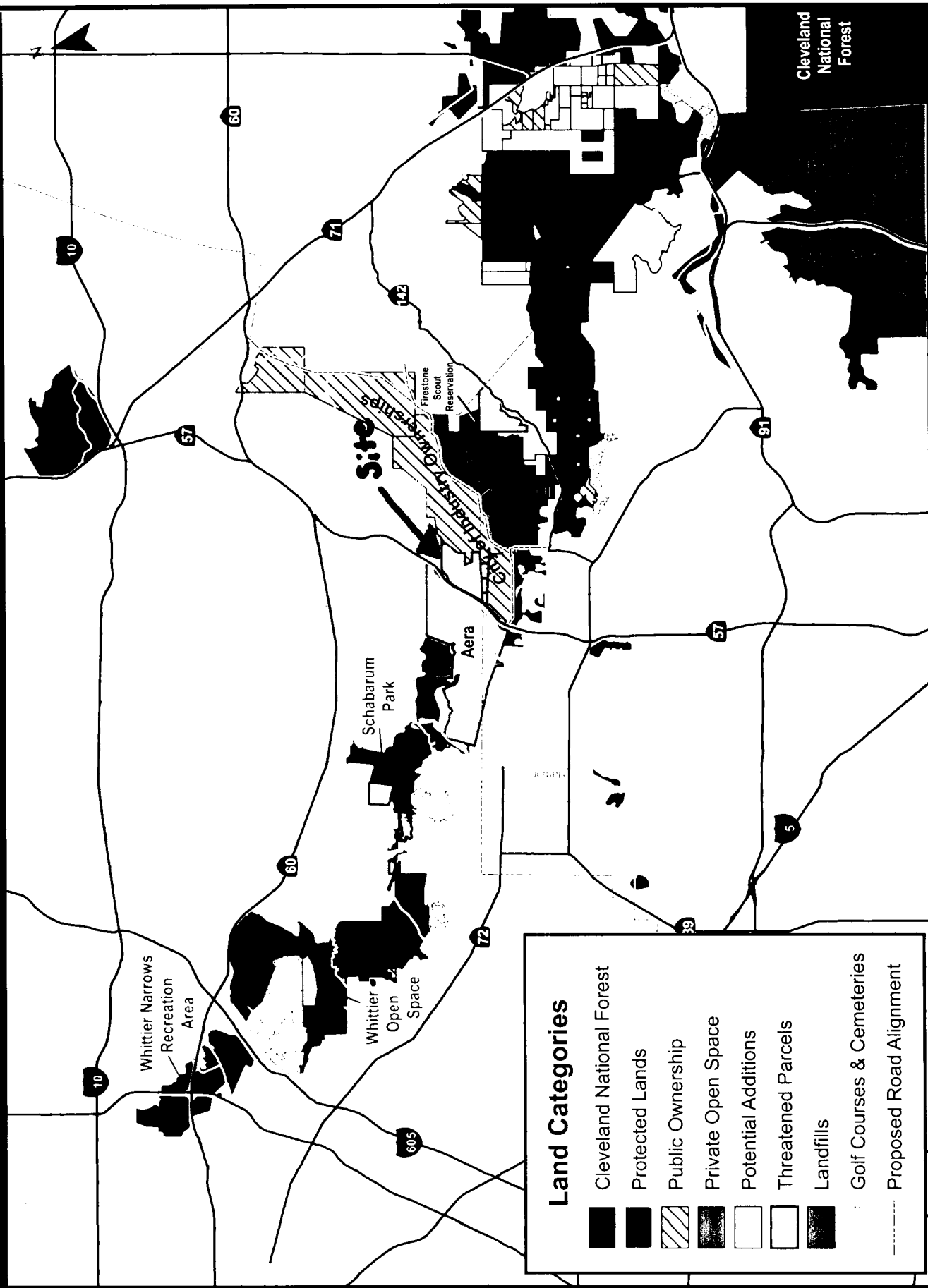
1. **NAME, IF ANY, AND A BRIEF DESCRIPTION OF THE PROJECT.** Jewell Ridge Estates. Proposed is a 22-lot residential subdivision, allowing for the development of 16 single-family detached homes on individual parcels ranging in size from approximately 5,705 square feet to 10,506 square feet. The average lot size for the residential lots will be approximately 6,892 square feet. The project includes the construction of a 42-foot wide private street, the retention of a portion of the property as open space, and may include the construction of a "pedestrian trail" allowing public access into a portion of the proposed open space areas. In addition to the approval or conditional approval of the proposed vesting tentative map, other discretionary actions under consideration by the City include, but may not be limited to, the issuance of a conditional use permit, variance, protected tree permit, grading permit, and such other discretionary permits and approvals as may be required by the City or by other Responsible Agencies for the construction and habitation of the project site.
2. **LOCATION.** The approximately 12.9-acre project site is located adjacent to the southern corporate boundaries of the City of Diamond Bar, within an incorporated area of eastern Los Angeles County. More specifically, the project is located near the southern terminus of Crooked Creek Drive, approximately two blocks east of the Orange (SR-57) Freeway and Brea Canyon Road and east of an existing concrete-lined flood control channel (Brea Canyon Channel), maintained by the Los Angeles County Department of Public Works, Flood Control Division.
3. **LEAD AGENCY CONTACT PERSON.** Ann J. Lungu, Associate Planner, City of Diamond Bar, Community Development Department, Planning Division, 21825 East Copley Drive, Diamond Bar, California 91765-4178.
4. **ENTITY OR PERSON UNDERTAKING PROJECT.** Daniel Singh, Jewell Ridge, LLC, 10365 Jefferson Boulevard, Culver City, California 90232

The Lead Agency, having reviewed the "Initial Study and Draft Mitigated Negative Declaration: Jewel Ridge Estates - Vesting Tentative Tract No. 54081" (City of Diamond Bar, May 2006) (Initial Study) and having considered the comments received prior to and submitted at the public meetings of the Lead Agency at which time the project was considered, does hereby find and declare that the proposed project, as mitigated to include those measures contained in the Initial Study, will not have a significant effect on the environment. The reasons supporting the Lead Agency's findings are as follows:

- A. The Lead Agency prepared an Initial Study for the purpose of assessing the potential impacts associated with the construction and habitation of the proposed residential development project. The Initial Study included a detailed analysis of a broad range of environmental issues and incorporated information from a number of technical studies conducted for the purpose of assessing those impacts.
- B. The Initial Study shows that there is no substantial evidence before the Lead Agency that the proposed project, as modified to incorporate those mitigation measures identified therein, will have a significant effect on the environment. Inclusion of the mitigation measures identified by the Lead Agency will result in the avoidance or substantial reduction of the project's potentially significant environmental effects and will reduce all such impacts to below a level of significance.
- C. The project proponent has agreed to incorporate those mitigation measures, as identified in the Initial Study, as conditions of project approval. Prior to taking any action on the proposed project, the Lead Agency will adopt a mitigation reporting and monitoring program outlining the manner in which each of those mitigation measures will be implemented.

A copy of the Initial Study is on file at the City of Diamond Bar, Community Development Department, Planning Division, 21825 East Copley Drive, Diamond Bar, California 91765-4178 and can be reviewed during the regular business hours of the Lead Agency.

# Open Space in the Puente-Chino Hills

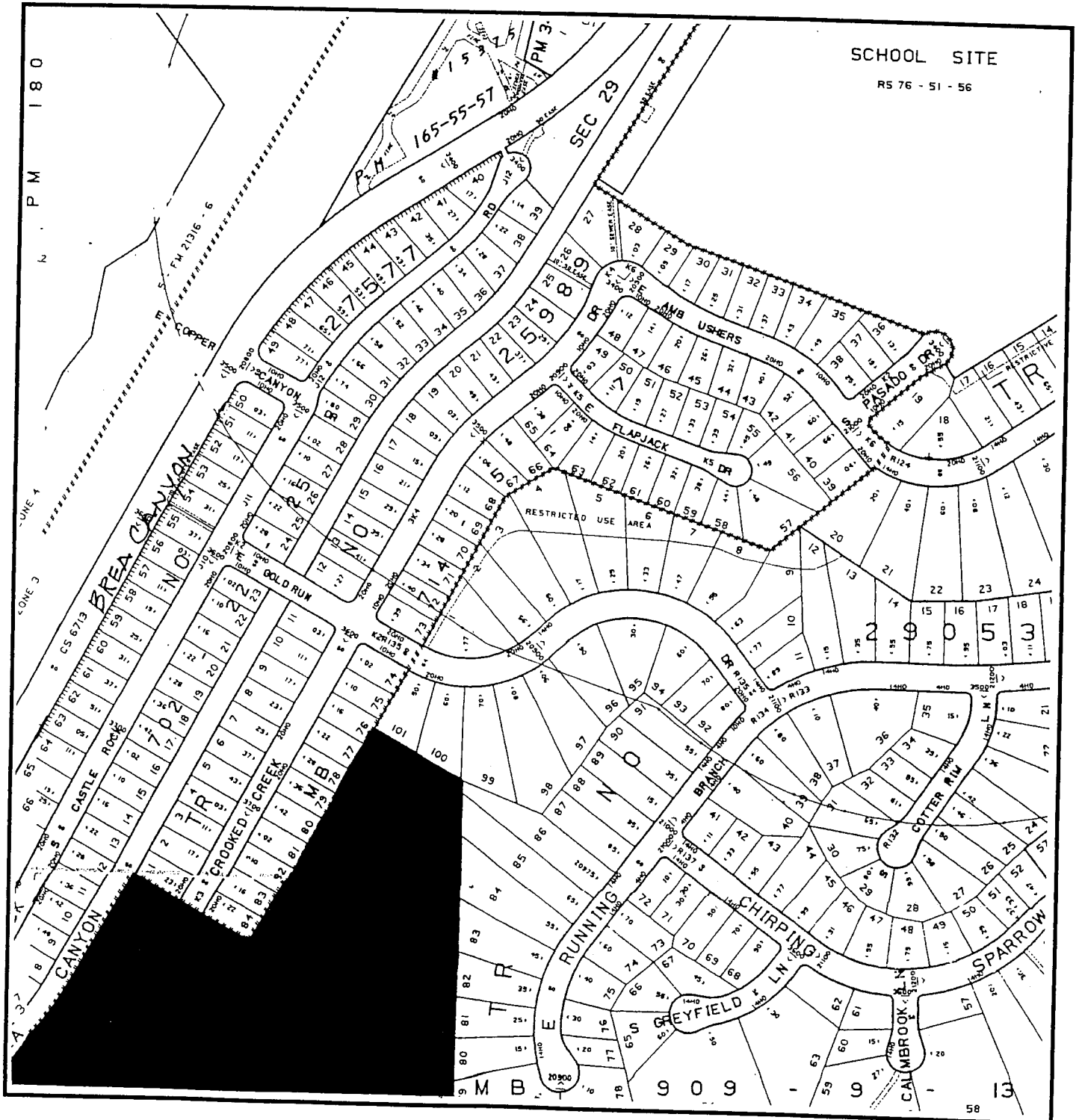


# AREA MAP

North



Subject Site



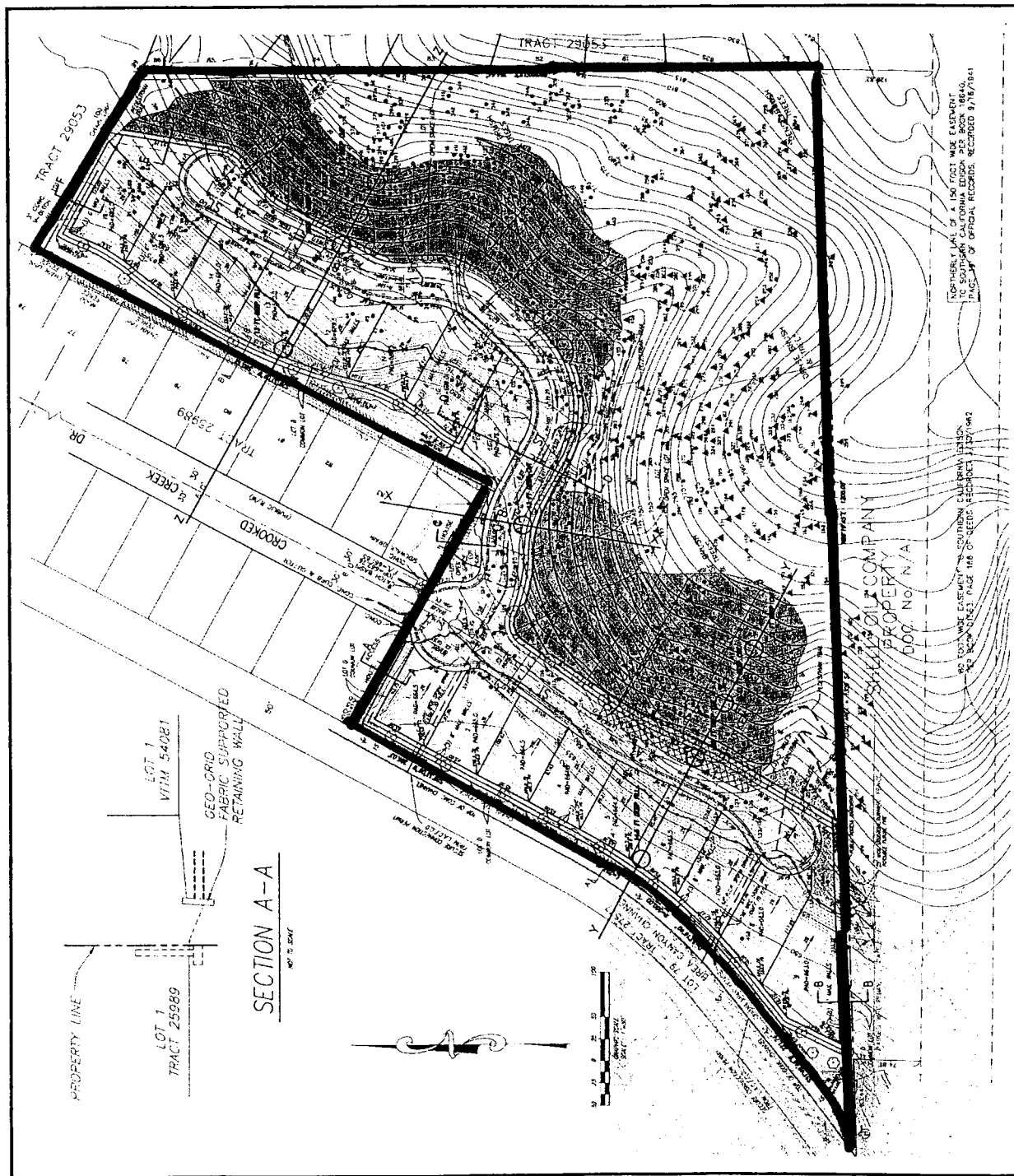


Figure 2-3 (1 of 2)  
VESTING  
TENTATIVE  
TRACT MAP  
NO. 54081  
AND CROSS  
SECTIONS  
Source: Jewel Ridge, LLC

Source: Jewel Ridge, LLC

**WILDLIFE CORRIDOR CONSERVATION AUTHORITY**

August 30, 2006 — Agenda Item XX

Resolution No. 06-09

**RESOLUTION OF THE GOVERNING BOARD OF THE WILDLIFE CORRIDOR  
CONSERVATION AUTHORITY AUTHORIZING A COMMENT LETTER TO  
CITY OF DIAMOND BAR ON MITIGATED NEGATIVE DECLARATION  
NO. 2006-03 FOR VESTING TENTATIVE TRACT MAP NO. 54081,  
BREA CANYON WATERSHED**

*Resolved*, That the Governing Board of the Wildlife Corridor Conservation Authority authorizes a letter to City of Diamond Bar on Mitigated Negative Declaration No. 2006-03 for Vesting Tentative Tract Map No. 5408, substantially in accordance with the draft submitted for consideration.

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Chairperson

AYES:

NOES:

ABSTENTIONS:

ABSENT:

I HEREBY CERTIFY that the foregoing resolution was adopted at a special meeting of the Governing Board of the Wildlife Corridor Conservation Authority, duly noticed and held according to law, on the 30<sup>th</sup> day of August, 2006.

Dated:

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Executive Officer